

Galena City Offices Project - Monthly Report: October 2019



Collaboration | Opportunity | Guidance

Concept One Group
GALENA CITY OFFICES - SUMMARY REPORT
Designer: CCA
CM: Shaw Construction
Cx Agent:

Project Schedule Summary	
Project Start Date	January 14, 2019
Construction Start Date	February 4, 2019
Projected Finish Date	Spring 2021
Work Schedule	Design in Progress, Utilities & Infrastructure work complete, Foundation and Excavation work underway.

Current Project Budget	\$34,240,260
Approved Change Orders	\$616,763.93
Original Contingency Budget	\$2,900,000.00
Remaining Contingency	\$2,283,236.07

Project Progress/Status:	Key Decisions Made This Period:
Completed excavation for basement foundation	
Placed new sidewalk, curb and gutter on West Mill St.	
Placed micropile cap footings	
Completed install of temporary sanitary piping	
Set permanent new gas meter for the building	Key Decisions Required:
Backfilled against micropile footings to reopen lower garage entrance	
Changes Approved This Period:	Key Risks:
Shaw CO #18: 250kW Generator in Lieu of 80kW - \$169,812.00	Neighbor and stakeholder adjustment to project start
Shaw CO #33: Mill Street Trees - \$4,409.78	Parks continuing public engagement for Galena Plaza
Shaw CO #34: RFI 68 – Plaza Elevator Type Change - \$37,2785.00	
CCA CO #19: Add'l Tasks for Building Permit – \$25,022.00	Milestones Projected For Next Period:
	Programming conceptual design finalized
Scheduled Milestones Accomplished This Period:	Continue foundation/excavation work
Core and shell permit comments finalized	Pouring foundation walls
Phase II Permit Issued – Structural Core & Shell Drawings	Ordering structural steel
	Prepare land use application for Armory renovation

Photos:



Excavation complete for Basement foundation



W. Mill St. Sidewalk and Curb and Gutter



Concrete being pumped for the micropile footings



Foundation micropile cap footings



Temporary Sanitary Pipe



Backfilling at foundation micropile footings

Galena City Offices – Public Outreach Log

Date	Description	Type	Use
10.29.19	Media Hit – Carolyn Sackariason, Aspen Times, “Aspen public shows little interest in mountain-to-town connection plan”	Public	GP
10.22.19	Outreach Meeting III	Public, Stakeholder	GP
10.21.19	Outreach Meeting II	Public, Stakeholder	GP
10.21.19	Outreach Meeting I	Public, Stakeholder	GP
10.21.19	Aspen Community Voice Email	Public, Stakeholder	GP
10.19.19	NotifyMe update message	Stakeholder, Public	GP
10.16.19	Facebook Live	Public	GP
10.16.19	Internal City of Aspen Stakeholders Meeting	Stakeholder	GP
10.15.19	Media Hit – Staff Report, Aspen Daily News, “City seeking input on Paepcke Park transit, Galena Plaza redesign”	Public	GP
10.14.19	PSA – Outreach Kickoff	Public	GP
10.11.19- 10.20.19	Stakeholder Emails/Invitations	Stakeholder	GP
10.11.19	Aspen Community Voice Page Launch	Public	GP
10.9.19	Neighborhood BBQ Event	Stakeholder, Public	ACO
10.8.19	Media Hit – Staff Report, Aspen Times, “Excavation work on Aspen city office building means more truck traffic”	Public	ACO
10.8.19	Media Hit – Staff Report, Aspen Times, “ City of Aspen’s 2020 budget projected at \$105 million”	Public	ACO
10.7.19	NotifyMe update message	Stakeholder, Public	ACO
10.7.19	Stakeholder Email/Invitation	Stakeholder	ACO
10.1.19- 11.1.19	Stakeholder Interviews for Galena Plaza		GP
10.1.19	Stakeholder Email	Stakeholder	ACO
9.26.19	Social Media Update	Public	ACO
9.24.19	Media Hit – Alycin Bektsh, Aspen Daily News, “ACRA works to maintain own identity as tenant of city”	Public	ACO
9.10.19	Council Work Session – Sustainability & Programming	Public	ACO
9.6.19	NotifyMe update message	Stakeholder, Public	ACO
9.6.19	PSA – Foundation work	Stakeholder, Public	ACO
8.14.19	Media Hit – Curtis Wackerle, Aspen Daily News, “Taster’s Pizza Aspen to close in two weeks”	Public	ACO
8.14.19	Media Hit – Rick Carroll, Aspen Times, “Taster’s last day of serving pizza in Aspen is Aug. 31”	Public	ACO
8.7.19	NotifyMe update message	Stakeholder, Public	ACO

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7.31.19	Neighborhood Meeting <ul style="list-style-type: none"> • Phasing Map • Calendar • Brochure 	Stakeholder, Public	ACO
7.29.19	Stakeholder Email	Stakeholder	ACO
7.24.19	Media Hit – Carolyn Sackariason, Aspen Times, “Aspen’s electeds want old power house to return to community use”	Public	ACO
7.18.19	Media Hit (Letter to Editor) – Peter Grenney, Aspen Times, “Accounting for the new city of Aspen offices”	Public	ACO
7.17.19	Media Hit (Letter to Editor) – Peter Grenney, Aspen Times, “New city building but what about parking?”	Public	ACO
7.23.19	Council Work Session	Public	ACO
7.10.19	Media Hit (Letter to Editor) – Andrew M. Israel, Aspen Times, “City of Aspen offices a manufactured need”	Public	ACO
7.3.19	Stakeholder Email	Stakeholder	ACO
7.1.19	Media Hit (Letter to Editor - Amos Underwood, “Turning the tables on Aspen councilman”	Public	ACO
6.25.19	Media Hit – Carolyn Sackariason, Aspen Times, “Aspen City Council moves forward with \$48M Rio Grande office building plan despite opposition”	Public	ACO
6.25.19	Council Work Session: City Offices Construction Update	Public	ACO
6.21.19	NotifyMe update message	Stakeholder, Public	ACO
6.20.19	Stakeholder Email	Stakeholder	ACO
6.14.19	Media Hit – Carolyn Sackariason, Aspen Times, “Construction yields for partying in Aspen this weekend”	Public	ACO
6.13.19	Instagram Post	Public	ACO
6.13.19	Stakeholder Email	Stakeholder	ACO
6.6.19	Stakeholder Email	Stakeholder	ACO
6.3.19	PSA – Garage Closure	Public	ACO
6.3.19	NotifyMe update message	Stakeholder, Public	ACO
5.29.19	Neighborhood Meeting	Stakeholder, Public	ACO
5.24.19	Stakeholder Email	Stakeholder	ACO
5.16.19	Video Update	Public	ACO
5.14.19	Stakeholder Email	Stakeholder	ACO
5.13.19	Council Consent Item: New City Offices – Shaw Construction GMP Contract	Public	ACO
5.6.19	Media Hit – Carolyn Sackariason, Aspen Times, “Price of Aspen’s city office project swells to almost \$32M”	Public	ACO
5.6.19	Media Hit - Alycin Bektesh, Aspen Daily News, “With one month left, current council can still make decisions”	Public	ACO
5.6.19	Council Work Session: City Offices Funding Summary	Public	ACO
5.2.19	Stakeholder Email	Stakeholder	ACO
4.29.19	Newspaper Ads		ACO
4.9.19	Work Session with Council on Landscaping ideas – Bill Sterling & Harry Teague Group	Public	ACO
4.4.19	Media Hit (Letter to Editor) – Toni Kronberg, Aspen Times, “Some fresh eyes for Aspen’s future”	Public	ACO
4.3.19	Media Hit – Paul Menter, Aspen Daily News, “A building Aspen can be proud of? Hopefully”	Public	ACO
4.1.19	Media Hit – Aspen Times, “Aspen to become a maze of cone zones during construction season”	Public	ACO
4.1.19	New City Offices NotifyMe update message	Stakeholder, Public	ACO

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3.27.19	New City Offices NotifyMe update message	Stakeholder, Public	ACO
3.26.19	Media Hit – Aspen Times, “Aspen council agrees to second look on city office building design”	Public	ACO
3.26.19	Media Hit – Aspen Daily News, “Aspen City Council will hear design suggestions on new city office building”	Public	ACO
3.25.19	Press Release “City Offices Project Utility Work Begins April 1”	Public	ACO
3.25.19	Media Hit – Aspen Times, “Group mobilizing to change design of Aspen’s new city office building”	Public	ACO
3.25.19	Newspaper Ads	Public	ACO
3.20.19	Media Hit – Aspen Times, “Night work, road closures ahead for Aspen offices”	Public	ACO
3.20.19	New City Offices NotifyMe update message	Stakeholder, Public	ACO
3.20.19	Outreach at Parking Garage Appreciation Event	Public	ACO
3.20.19	Individual stakeholder calls and emails	Stakeholder	ACO
3.19.19	Neighborhood Meeting	Stakeholder, Public	ACO
3.19.19	Newspaper Ads	Public	ACO
3.18.19	New City Offices NotifyMe update message	Stakeholder, Public	ACO
3.15.19	Door-to-Door Outreach	Stakeholder	ACO
3.14.19	Door-to-Door Outreach	Stakeholder	ACO
3.14.19	Press Release “Public Information Meeting for New City Offices”	Public	ACO
3.14.19	New City Offices NotifyMe update message	Stakeholder, Public	ACO
3.12.19	Department Head Meeting	Stakeholder	ACO
3.12.19	Internal Stakeholders Group Meeting	Stakeholder	ACO
3.12.19	Media Hit – Aspen Times, “Aspen considers how to finance new city office building”	Public	ACO
3.12.19	Media Hit – Aspen Times, “Construction debris to make way for Aspen government office mostly avoids landfill”	Public	ACO
3.11-3.18.19	Individual stakeholder calls and emails	Stakeholder	ACO
2.21.19	New City Offices NotifyMe update message	Public	ACO
2.21.19	Email updates to project neighbors	Stakeholder	ACO
2.12.19	Media Hit – Aspen Times, “Aspen city offices get first \$5M for initial work”	Public	ACO
2.8.19	Police and Emergency Services access site meeting	Stakeholder	ACO
2.8.19	Groundbreaking Event	Stakeholder, Public, Council	ACO
2.8.19	Media Hit – Aspen Public Radio, “Saga of City Hall”	Public	ACO
2.8.19	Media Hit – Aspen Times, Daily Newspaper Ads	Public	ACO
2.7.19	Media Hit – Aspen Times, Daily Newspaper Ads	Public	ACO
2.5.19	Press Release Groundbreaking PSA	Public	ACO
2.4.19	New City Offices NotifyMe update message	Public	ACO
2.1.19	Meet and Greet Event	Stakeholder, Public	ACO
2.1.19	Media Hit – Aspen Daily News, “Construction to begin on new city office building”	Public	ACO
1.29-2.17.19	Individual stakeholder calls and emails	Stakeholder	ACO
1.29.19	Project neighbor door-to-door outreach	Stakeholder	ACO
1.29.19	Press Release Meet and Greet PSA	Public	ACO
1.18.19	Aspen Times, “Aspen government prepares to build new office building”	Public	ACO
1.17.19	Memo to Council updating them on the project	Council	ACO
1.17.19	Press Release announcing start of Utilities & Deconstruction work	Public	ACO
1.16.19	Letter to neighbors within 300 feet of project	Public	ACO